

SHOP TO LET

2 Smithford Way
Coventry
CV1 1QX

****SUBJECT TO VACANT POSSESSION****



LOCATION

Coventry is a popular West Midlands city with a population of approximately 370,000 and enjoys excellent communications, being 4 miles south of the M6, 12 miles north of the M40 and 12 miles east of Birmingham Airport. Coventry is home to Coventry University, situated within 200 yards of the property and University of Warwick with over 62,000 students combined.

The subject property is located on the east side of the busy pedestrianised Smithford Way, forming part of the main retailing core of the city centre. Nearby occupiers include **Marks & Spencer, Iceland, HMV, Greggs, Santander** and **WH Smith**.

DESCRIPTION

The property is a retail unit arranged over ground and first floor suitable for a variety of uses.

ACCOMODATION

The shop comprises of the following approximate floor areas:

Ground Floor:	85.94 sq. m	925 sq. ft
First Floor:	45.06 sq. m	485 sq. ft

TENURE

The premises are available by way of a new effectively full repairing and insuring lease on terms to be agreed.

EPC

A copy of the EPC is available upon request.

RENT

Upon Application

SERVICE CHARGE

£14,141 + VAT per annum.

INSURANCE

Current annual insurance is **£1,203** per annum.

RATEABLE VALUE

Current Rateable Value - £28,000

Qualifying businesses may receive up to 75% business rate relief until 31st March 2025. For guidance purposes only.

LEGAL COSTS

Each party to be responsible for their own legal costs.

ANTI MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant.

VIEWINGS

Strictly by appointment with the sole agent Creative Retail.

SUBJECT TO CONTRACT


CREATIVE RETAIL
PROPERTY CONSULTANTS

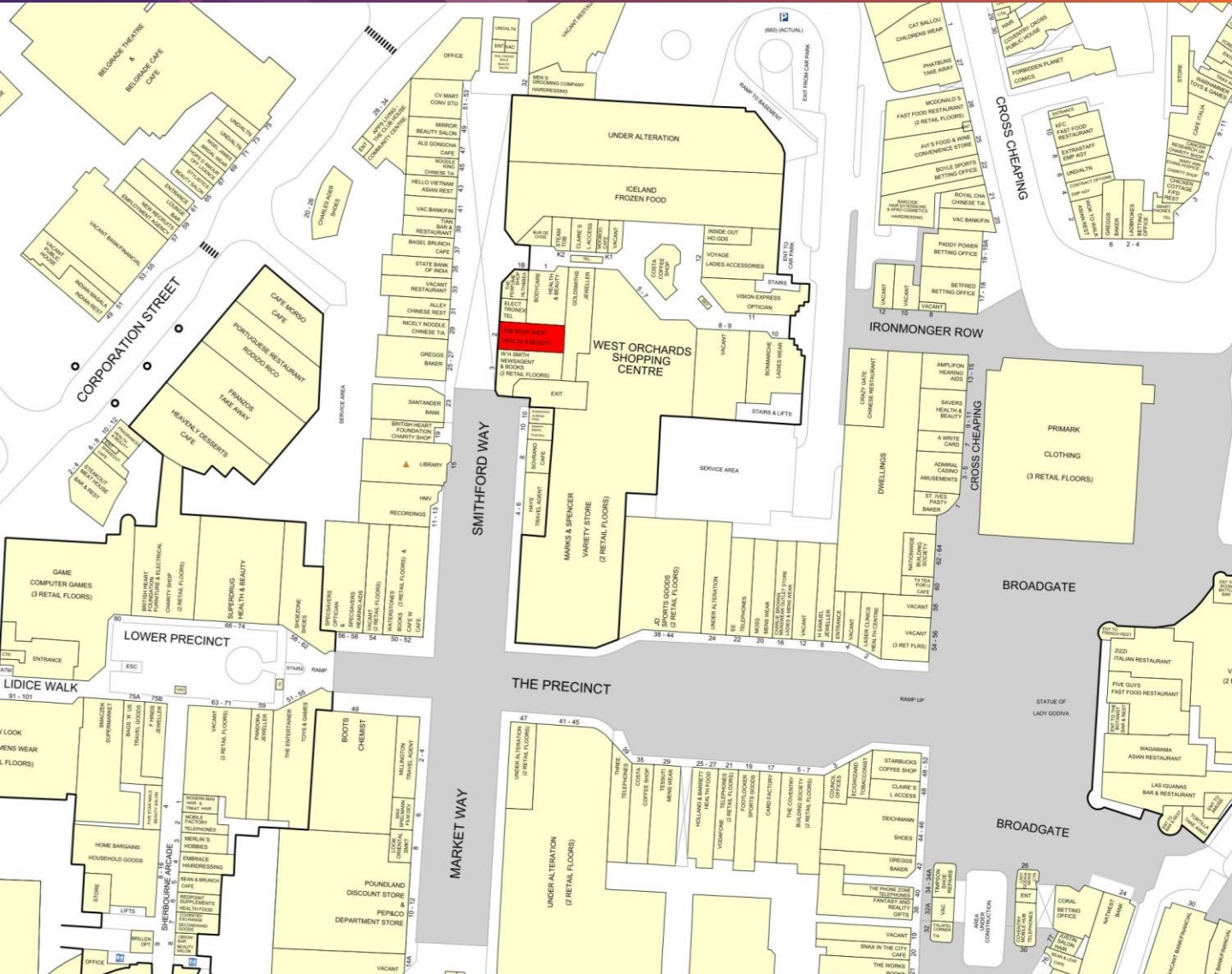
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www.creative-retail.co.uk

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For more information, please contact:

Guy Sankey
Tel: 07415 408196
Email: guy@creative-retail.co.uk

Scott Robertson
Tel: 07831 856733
Email: scott@creative-retail.co.uk

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